

128 Mckinlay Crescent  
Fort McMurray, Alberta

MLS # A2163434



## \$279,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Laminate Counters		

**Inclusions:** SHED

Welcome to this beautifully renovated 4-bedroom mobile home in the heart of Timberlea! With updates galore, you won't have to do a thing. This home features a new roof and skylight (2021), hot water tank (2019), luxury vinyl plank flooring throughout (2019), and a furnace replaced in 2022. The air conditioning was serviced in 2023, and the dishwasher, fridge, washer, and dryer were all recently upgraded. Step outside to enjoy the deck and fenced yard, both redone in (2020), perfect for outdoor living and entertaining. The list doesn't stop of upgrades tho..Inside, both bathrooms have been fully renovated, the entire home has been freshly repainted, including newly painted kitchen cabinets. All the water lines underneath the home have been replaced, and the heat trace has been updated for added peace of mind. This property boasts a spacious yard with a shed for extra storage and is conveniently located near schools and all the amenities Timberlea has to offer. Move-in ready and waiting for you!" call today for you own personal showing and don't miss out on this property ..